

*Kyle R. Danals*  
 KYLE R. DANALS REG. PROF. SURV. No. 8704  
 Job No.: 21-078  
 Field Date: April 23, 2021  
 Survey Date: April 28, 2021  
 Revised: May 5, 2021  
 (per County Comments)  
 Drawn By: HJW

**STATEMENT OF INTENT**  
 THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE AND CONSOLIDATE PPN 34-B-023-D-00-022-0 AND 34-B-023-D-00-023-0.

**BOUNDARY SURVEY**  
 FOR  
**65 RIVER ROAD**  
 KNOWN AS BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP BLIGHT LOT, AND PART OF SUBLOTS NO. 99 & 100 IN THE CHAGRIN HARBOR BEACH RESUBDIVISION, AS SHOWN BY THE RECORDED PLAT IN VOLUME E, PAGE 23, OF LAKE COUNTY MAP RECORDS, NOW SITUATED IN THE  
**CITY OF EASTLAKE**  
**COUNTY OF LAKE - STATE OF OHIO**

**McSteen**  
 LAND SURVEYORS  
 1415 East 286th Street Wickliffe, OH 44092  
 Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

$\Delta=63'18'40''$  CALC. & USED  
 $R=44.68'$  REC. & USED  
 $A=49.37'$  CALC. & USED (49.30' REC.)  
 $A=49.30'$  REC.  
 $T=27.55'$  CALC. & USED (27.80' REC.)  
 $CH=46.90'$  CALC. & USED (46.84 REC.)  
 $BRG=N 9'25'58'' W$

POINT OF COMMENCEMENT  
 N: 734439.10  
 E: 2260090.94

**AREA SUMMARY**  
 PPN 34-B-023-D-00-022-0.....0.067 ACRES  
 PPN 34-B-023-D-00-023-0.....+0.076 ACRES  
 TOTAL AREA.....0.143 ACRES

**SIGNIFICANT OBSERVATIONS**  
 A FRAME SHED EXTENDS OVER THE NORTHERLY BOUNDARY LINE OF THE SURVEY PROPERTY BY APPROXIMATELY 0.6'.  
 THE WESTERLY BUILDING CORNER EXTENDS OVER THE SOUTHWESTERLY BOUNDARY LINE OF THE SURVEYED PROPERTY BY 1.6'.

**OWNER'S TABLE**

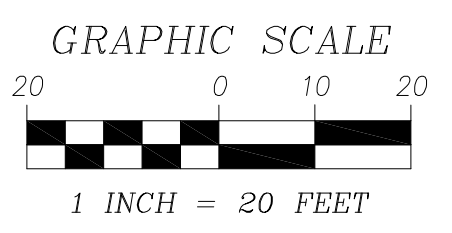
1	PPN 34-B-023-D-00-022-0 KYLE FEDERER INST. 2018R018589 L.C.D.R.
2	PPN 34-B-023-D-00-083-0 TIMOTHY A. NICHOLS INST. 2019R017862 L.C.D.R. DEED PARCEL 1
3	PPN 34-B-023-D-00-023-0 KYLE FEDERER INST. 2018R018589 L.C.D.R.
4	PPN 34-B-023-D-00-024-0 MOLLY M. & JASON M. RICE INST. 2020R008009 L.C.D.R. DEED PARCEL 2

**LINE DATA**

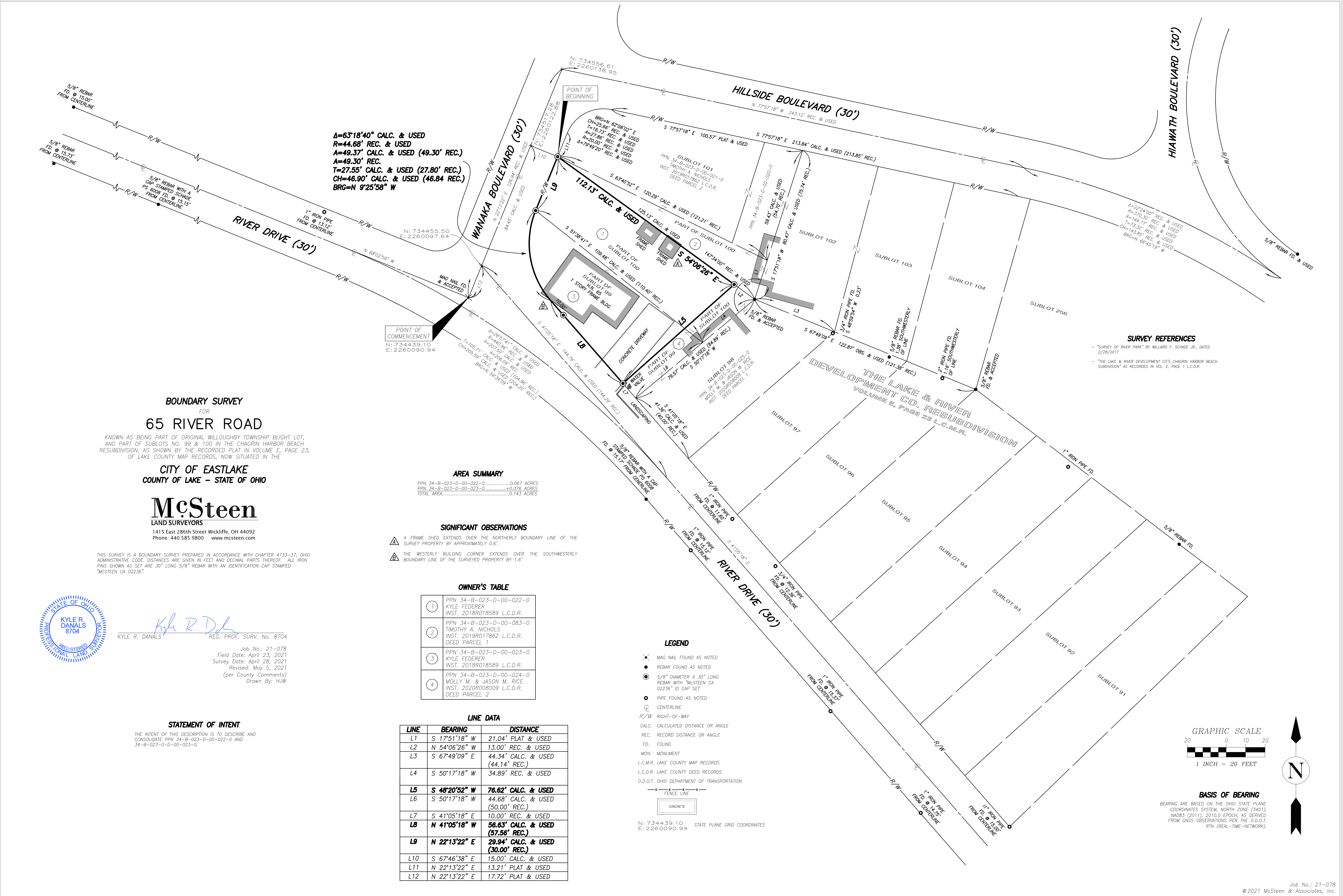
LINE	BEARING	DISTANCE
L1	S 17°51'18" W	21.04' PLAT & USED
L2	N 54°06'26" W	13.00' REC. & USED
L3	S 67°49'09" E	44.34' CALC. & USED (44.14' REC.)
L4	S 50°17'18" W	34.89' REC. & USED
L5	S 48°20'52" W	76.62' CALC. & USED
L6	S 50°17'18" W	44.68' CALC. & USED (50.00' REC.)
L7	S 41°05'18" E	10.00' REC. & USED
L8	N 41°05'18" W	56.63' CALC. & USED (57.56' REC.)
L9	N 22°13'22" E	29.94' CALC. & USED (30.00' REC.)
L10	S 67°46'38" E	15.00' CALC. & USED
L11	N 22°13'22" E	13.21' PLAT & USED
L12	N 22°13'22" E	17.72' PLAT & USED

**LEGEND**  
 \* MAG NAIL FOUND AS NOTED  
 ● REBAR FOUND AS NOTED  
 ○ 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET  
 ○ PIPE FOUND AS NOTED  
 ○ CENTERLINE  
 R/W RIGHT-OF-WAY  
 CALC. CALCULATED DISTANCE OR ANGLE  
 REC. RECORD DISTANCE OR ANGLE  
 FD. FOUND  
 MON. MONUMENT  
 L.C.M.R. LAKE COUNTY MAP RECORDS  
 L.C.D.R. LAKE COUNTY DEED RECORDS  
 O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION  
 --- FENCE LINE ---  
 CONCRETE

N: 734439.10 STATE PLANE GRID COORDINATES  
 E: 2260090.94



**BASIS OF BEARING**  
 BEARING ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).



**SURVEY REFERENCES**  
 - "SURVEY OF RIVER PARK" BY WILLIARD F. SCHADE JR., DATED 2/28/2017.  
 - "THE LAKE & RIVER DEVELOPMENT CO'S CHAGRIN HARBOR BEACH SUBDIVISION" AS RECORDED IN VOL. E, PAGE 1 L.C.D.R.